

## MINUTES

### MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Tuesday, July 6, 2010 Council Chamber, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), M. Beal, K. Holt, B. Pociask, P. Plante, B. Ryan  
Members absent: J. Goodwin, R. Hall, G. Lewis  
Alternates present: K. Rawn  
Alternates absent: F. Loxsom, V. Stearns  
Staff Present: Gregory J. Padick, Director of Planning

Chairman Favretti called the meeting to order at 7:24 p.m. and appointed Rawn to act in members' absence.

#### **Minutes:**

6-21-10-Pociask MOVED, Ryan seconded, to approve the 6/21/10 minutes as written. MOTION PASSED with all in favor except Plante who disqualified himself. Beal noted that he listened to the recording of the meeting.

#### **Zoning Agent's Report:**

Noted.

Holt MOVED, Plante seconded, to add to the agenda under the Zoning Agent's report, a 6-30-10 letter from Carl and Elaine David. MOTION PASSED UNANIMOUSLY.

Hirsch reviewed the request and the existing regulations as it pertains to real estate signs. After discussion, it was decided to not allow special permission as requested by the David's. Holt MOVED, Plante seconded, to refer the subject to the Regulatory Review Committee for review. MOTION PASSED UNANIMOUSLY.

#### **Old Business:**

1. **Draft Revisions to the Zoning Map, Zoning and Subdivision Regulations, PZC File 907-33**
  - a. Rezoning of Industrial Park Zone and Associated Regulation Revisions
  - b. Aquifer and Public Water Supply Protection Regulations
  - c. Invasive Plant Species Regulations

The consensus of the Commission was to prepare approval motions for Items b and c for the next meeting. Holt agreed to work with staff on motions.

Members discussed the concerns raised by the public and other Town Committee's regarding the draft proposal for the rezoning of the Industrial Park Zone in the Pleasant Valley Road area. Several items specifically discussed were: agricultural odors mixed with residential uses; Town resources being able to support additional housing; school capacity to handle additional students; availability of water and sewer; the amount of tax money brought in on different proposals; and figures given during the Public Hearing by the Agriculture Committee. Members present felt that discussion should be continued when more members are in attendance and asked Padick to provide more information on the amount of students that come from the multi-family housing in Town and the average amount of taxes paid by those residents.

2. **Draft Revisions to the Zoning Regulations Definitions of Family and Boarding House; Political Signs, PZC File 907-32**

Holt agreed to work on a motion with staff regarding the political sign revisions. Beal agreed to work on a motion with staff regarding the zoning definition of family and boarding house.

3. **Request to authorize overhead utility lines over conservation easement area dedicated in association with the Hawthorne Park Subdivision, PZC File # 1177**

Item was tabled pending 7/13/10 Field Trip at 1 p.m.

**Reports of Officers and Committees:**

Plante noted that the Town is moving forward with hiring engineers for the four corners water supply and proposals are expected in the fall.

**Communications and Bills:**

Noted.

**Adjournment:**

Chairman Favretti declared the meeting adjourned at 8:38 p.m.

Respectfully submitted,  
Katherine Holt, Secretary